

# BELVOIR!

Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Howeth Road, Bournemouth, BH10 5NX



Asking Price £475,000 Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)



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Exceptional Detached 4-Bed, 2-Bath Chalet Bungalow with Double Garage & Separate Salon Dwelling – Howeth Road, Bournemouth, BH10 5NX

A rare and versatile family home in a highly sought-after Bournemouth BH10 location — beautifully presented and offering superb space, flexibility and income potential.

This well-proportioned 4 bedroom, 2 bathroom detached chalet bungalow enjoys light, open living and excellent outdoor space — ideal for modern family life. With a separate detached double garage, off-street parking for multiple vehicles, and a large lean-to/store, this property offers superb practicality and scope for multiple uses.

#### Key Features Include:

##### Spacious Family Accommodation

4 good-sized bedrooms and 2 modern bathrooms offer flexible family living with plenty of natural light throughout.

##### Double Garage & Parking

A large detached double garage plus generous off-street parking for several cars makes this ideal for families, car enthusiasts or those working from home.

##### Extensive Storage & Lean-to

A sizeable lean-to adds extra covered space — perfect for storage, workshop needs or utility uses.

##### Separate Beauty Salon Dwelling with Independence Potential

A unique separate dwelling currently used as a beauty salon sits alongside the main house. With the right configuration this space can be fully independent, offering a fantastic rental income opportunity — ideal for a local beautician, home business, or Airbnb/holiday let subject to permissions.

##### Private Garden & Outdoor Space

The property benefits from a large, well-maintained garden, perfect for children, pets and outdoor entertaining.

##### Outstanding Location Benefits

##### Education:

This address is within walking distance of a range of well-regarded schools including Kingsleigh Primary, Hill View Primary and The Bourne Academy — all rated Good by Ofsted — plus options for outstanding secondary education nearby.

##### Council tax band C



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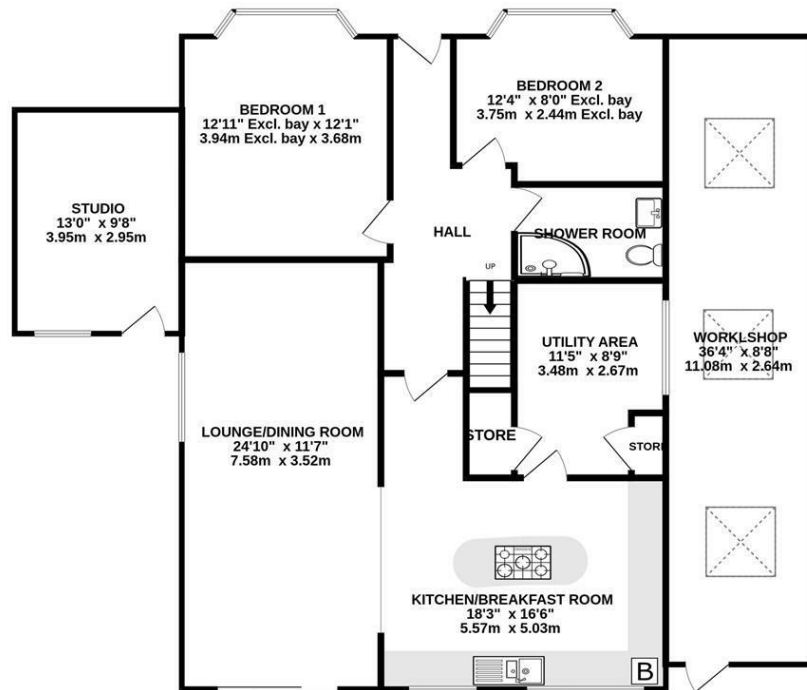
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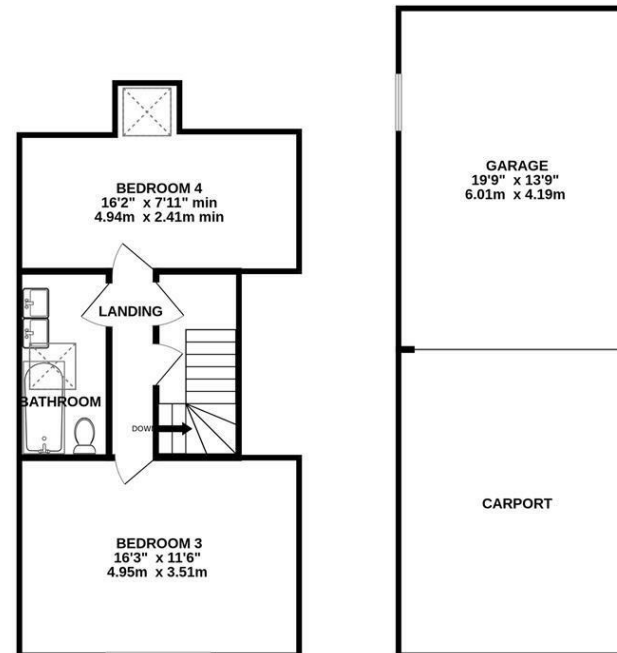




**GROUND FLOOR**  
1519 sq.ft. (141.2 sq.m.) approx.



**1ST FLOOR**  
977 sq.ft. (90.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2496 sq.ft. (231.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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